

Heber City Planning Commission
Meeting date: February 27, 2014
Report by: Anthony L. Kohler

Re: Zoning Map, Design Criteria, and Parking Amendments

SUMMARY

The City is in the process of designing a new Public Safety Building at the old Central School at 301 South Main Street. There are some requirements on the Zoning Map and Zoning Ordinance the city is asking to be amended. February 20, 2014 has been set as a public hearing to consider amending 4 city policies: (1) Zoning Map Amendment; (2) Amend Setback Requirements for Civic Buildings; (3) Amend Parking Requirements for Civic Buildings; and (4) Amend Building Height for Civic Buildings

1. ZONING MAP AMENDMENT

Proposed amendment to the Zoning Map to rezone the rear portion of Block 55, located at 301 South Main Street, from R-3 Residential to C-2 Commercial and remove the Infill Overlay Zone from said Block 55.

2. SETBACK AMENDMENT

Proposed amendment to Section 103 “Building Setbacks” of the C-2 and C-4 Commercial Design Criteria, altering the required street setback requirements for civic buildings including government and non-profit buildings.

3. OFF-STREET PARKING AMENDMENT

Proposed amendment to the Heber City Municipal Code, Section 18.72.030 G. “Government Building Parking Requirements”, altering the required off-street parking requirements for government buildings.

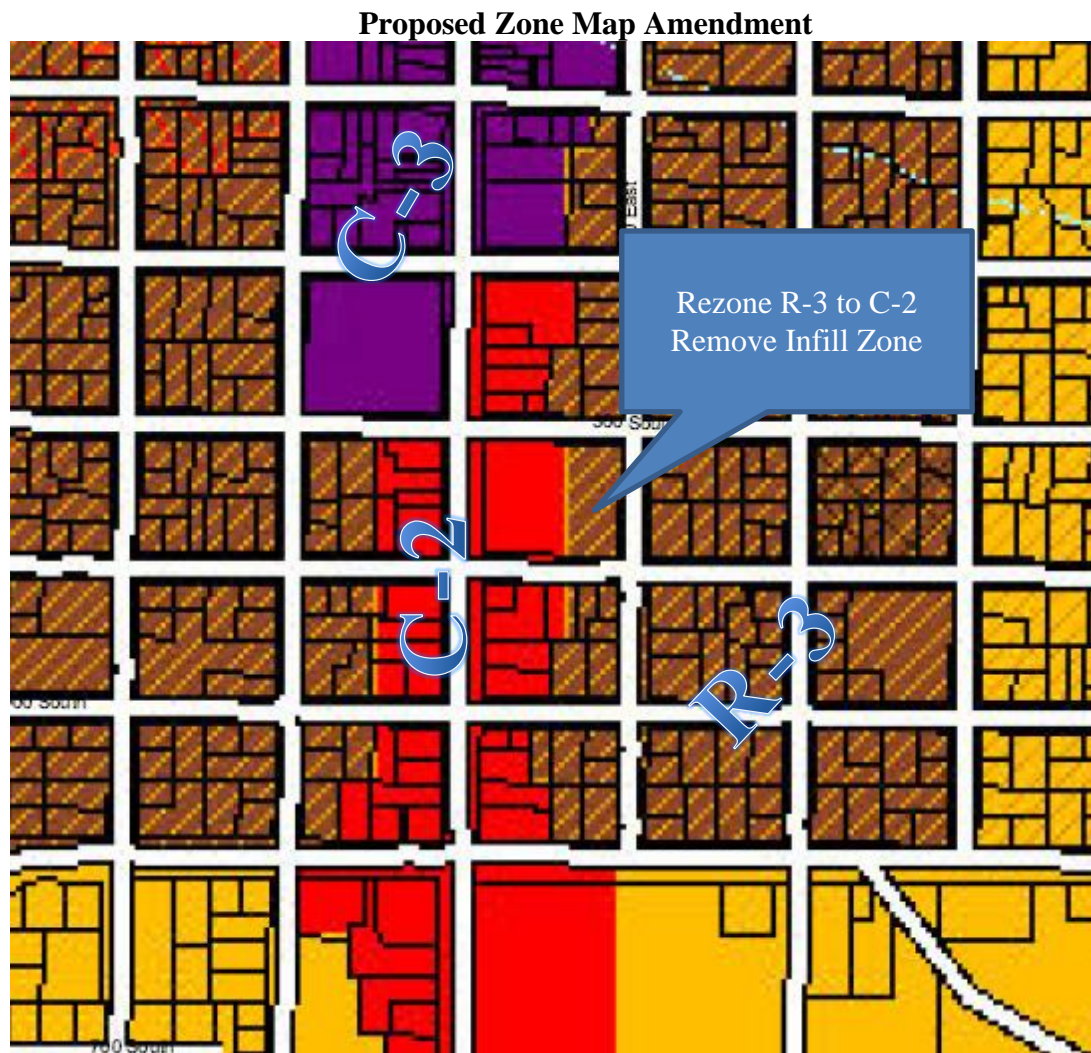
4. BUILDING HEIGHT AMENDMENT

Proposed amendment to Section 306 Building Height of the C-2 & C-4 Commercial Design Criteria requiring Civic Buildings to be at least 2 stories in height.

ZONING MAP AMENDMENT

Discussion

The city block is currently zoned as C-2 Commercial along Main Street, with R-3 Residential zoning along 100 East. The Future Land Use Element of the General Plan identifies the entire block as an Institutional Use. The request is to amend the Zoning Map to designate the entire block as the C-2 Commercial Zone and remove the Infill Zone from the rear of the property.



Recommended Motion

Motion to recommend approval of the proposed Zoning Map Amendment to designate all of Block 55 as the C-2 Commercial Zone and remove the Infill Overlay Zone from said Block 55, consistent with the designation of the block as an Institutional Use on the Land Use Element of the General Plan.

SETBACK AMENDMENT

Discussion

Section 103 of the C-2 & C-4 Design Criteria requires a minimum 20 foot setback and maximum 40 foot street setback. The design criteria is trying to establish a street presence for commercial buildings, but typically civic buildings such as churches, government buildings, and non-profit buildings should be setback more to give distinction to their street presence and provide for a large gathering location along the street. The proposed amendment to Section 103 of the design criteria is shown below in underline and strikeout changes.

Proposed Amendment to Section 103 – Building Setback

Twenty foot (20') setback minimum from street property line to building face and forty foot (40') setback maximum from street property line to building face, with the exception of Civic Buildings, including government and non-profit buildings, which should have a setback over 40 feet from the primary street property line to accommodate common space. *(See illustration detail C2B-1 & C2B-2)*

Recommended Motion

Motion to recommend approval of the proposed amendment to Section 103 “Building Setbacks”, of the C-2 and C-4 Design Criteria.

PARKING AMENDMENT

Discussion

The intended size of the Public Safety Building is about 22,000 square feet. The Municipal Code requires 5 parking stalls per 1,000 square feet plus 1 space for each employee, which translates into 151 off-street parking stalls, necessitating a parking lot of over an acre in size. This amount greatly exceeds the need for parking on the site. In the downtown C-3 Commercial Zone, buildings can utilize a parking ratio of 3 spaces per 1,000 square feet, which is about the parking ratio of City-County Square. The proposed parking amendment utilizes the 3 spaces per 1,000 square foot ratio as shown below in underline and strike-out.

Parking Comparison at 3 Spaces per 1,000 Square Feet

	Area (sf)	Employees	Off-Street Parking Stalls
City-County Square	31,800	51	97
Public Safety Building	22,000	41	66

Section 18.72.030 Parking Space Requirements-Designated

G. ~~Government buildings shall have one parking space per each employee plus one space for each two hundred square feet of floor area in the building;~~ Government buildings shall provide at least 3 parking stalls per 1,000 square feet of floor area;

Recommended Motion

Motion to approve the proposed amendment to Section 18.72.030 G. “Government Building Parking Requirements”, altering the required off-street parking requirements for government buildings.

BUILDING HEIGHT

Discussion

In discussing the potential design of the proposed Public Safety Building, the question has come up as to whether it should be a 1 story building or a 2 story building. As shown in Figure 1 and Figure 2, a 2 story building more efficiently utilizes space, providing more room for a future building and more room for open space around the building. Many of the historically and architecturally significant buildings in Heber City are 2 stories.

Proposed Amendment to Section 306 –Building Height

All buildings shall maintain the average perceived scale of two story buildings at the sidewalk. Average façade heights of new buildings should fall within the established architectural proportions of height to width ratio. This average height can vary by way of architectural styles but should maintain an average ratio as noted above. Building height shall not exceed 45 (forty-five) feet, measured from finished grade to the highest point of the building.

Clock towers, cupolas, entry areas and other special architectural features that visually break up the building form may, upon approval from the Heber City Planning Commission, exceed the specified building height.

Civic Buildings, including government and non-profit buildings, shall be at least 2 stories in height to match the style of turn of the century Civic Buildings in Heber City, such as the Wasatch County School District Offices, Heber Bank Block, Hatch Building, Fire Station and the Tabernacle. 2 story buildings more efficiently utilize space and allow for more common area around the buildings than a 1 story building.

Recommended Motion

Motion to recommend approval of the proposed amendment to Section 306 Building Height of the C-2 & C-4 Design Criteria.

Figure 1: 1 Story Site



Figure 2: 2 Story Site



Figure 3: Wasatch County School District Office



Figure 4: Heber Bank Block



Figure 5: Hatch Building



Figure 6: Tabernacle



Figure 7: Fire Station

